

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LINWOOD ST, ARLINGTON

OWNERSHIP

Owner 1:	FREED DEBORAH			
Owner 2:	BOARDMAN IAN			
Owner 3:				
Street 1:	18 LINWOOD ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	FREED, DEBORAH -		
Owner 2:	IAN BOARDMAN -		
Street 1:	18 LINWOOD ST		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Asbestos Exterior and 1366 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	484,100			484,100
Total Card	0.000	484,100			484,100
Total Parcel	0.000	484,100			484,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		354.39	/Parcel: 354.39

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	484,100	0	.	.	484,100		Year end	12/23/2021
2021	102	FV	469,800	0	.	.	469,800		Year End Roll	12/10/2020
2020	102	FV	462,700	0	.	.	462,700	462,700	Year End Roll	12/18/2019
2019	102	FV	437,800	0	.	.	437,800	437,800	Year End Roll	1/3/2019
2018	102	FV	386,800	0	.	.	386,800	386,800	Year End Roll	12/20/2017
2017	102	FV	352,200	0	.	.	352,200	352,200	Year End Roll	1/3/2017
2016	102	FV	352,200	0	.	.	352,200	352,200	Year End	1/4/2016
2015	102	FV	325,200	0	.	.	325,200	325,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]


BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

PRINT	
Date	Time
12/30/21	18:58:05
LAST REV	
Date	Time
10/15/19	11:52:4
mmcmakin	
14415	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	7049
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



Patriot
Properties Inc.

Type:	99	-	Condo Conv	
Sty Ht:	2A	-	2 Sty +Attic	
(Liv) Units:	1		Total:	1
Foundation:	3	-	BrickorStone	
Frame:	1	-	Wood	
Prime Wall:	5	-	Asbestos	
Sec Wall:				%
Roof Struct:	2	-	Hip	
Roof Cover:	1	-	Asphalt Shgl	
Color:	GREEN			
View / Desir:	N	-	NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVER 7/99 RT SIDE UNIT HAS UNF
ROOM ON UAT;.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	40.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM	7	BR	3	Baths	1	HB						

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.94981003
Adj \$ / SQ:	391.084
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	594721
Depreciation:	110618
Depreciated Total:	484103

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,366	391.080	534,22
Net Sketched Area:		1,366	Total:	534,22
Size Ad	1366	Gross Area	1366	FinArea 1366

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

